

To: Peter Folino, Eagle Environmental, Inc.  
From: Martin Brogie  
Date: March 10, 2015  
Re: National Environmental Policy Act (NEPA) Statutory Checklist

**64 Hackley St  
Bridgeport, CT  
Project No. 1403900-10-1000**

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Dear Mr. Folino:

GEI Consultants, Inc. (GEI), at the request of Eagle Environmental Inc. (Eagle), has completed National Environmental Policy Act (NEPA) requirements associated with the rehabilitation of the above-listed property under the HUD-DR Program. GEI conducted a site-visit, reviewed information specific to the proposed, funded rehabilitation activities associated with the property, and completed a NEPA Statutory Checklist. Based on the information gathered, it appears that this project cannot convert to Exempt because one or more statutes/authorities requires consultation or mitigation. Because the property is within a floodzone and located within the designated coastal zone, CTDEEP program-wide General Permit and local zoning review are required for the project. Additionally, a wetland delineation should be performed to confirm the presence or absence of wetlands soils within the proposed rehabilitation area. SHPO's determination is also pending at this time. Complete consultation and asbestos and lead-based paint mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per ss58.70 and 58.71 before drawing down funds. The completed NEPA Checklist, photos, environmental database report, and supporting maps and documents are attached.

If you have any questions, please feel free to contact me at 860.368.5408.

Sincerely,

GEI CONSULTANTS, INC.



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Martin Brogie, LEP  
Senior Consultant

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**STATUTORY CHECKLIST [§58.35(a) activities]****for Categorical Exclusions and Environmental Assessments**

Note: Review of the items on this checklist is required for both Categorical Exclusions under Sec. 58.35(a) and projects requiring an Environmental Assessment under Sec. 58.36. If no compliance with any of the items is required, a Categorical Exclusion [58.35(a)] may become "exempt" under the provisions of Sec. 58.34 (a) (12). In such cases attach the completed Statutory Checklist to a written determination of the exemption. Projects requiring an Environmental Assessment under Sec. 58.36 cannot be determined to be exempt even if no compliance with Statutory Checklist items is found. Three items listed at Sec. 58.6 are applicable to all projects, including those determined to be exempt.

**Project Name and Identification/Location:****OWNER-OCCUPIED REHABILITATION AND REBUILDING PROGRAM****Application #1326, 64 Hackley St. Bridgeport, CT 06605**

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
<b>Document Laws and authorities listed at 24 CFR Sec. 58.5</b>							
1. Historic Properties [58.5(a)] [Section 106 of NHPA]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A copy of the proposed rehabilitation plan (project scope letter from Capital Studio Architects, dated 4/10/14) has been provided to the State Historic Preservation Office (SHPO) for review. SHPO's determination is pending at this time.
2. Floodplain Management [58.5(b)] [EO 11988] [24 CFR 55]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Site shows the Site is located within a special flood hazard area, Zone AE, "1% annual flood chance." Fairfield County, CT – Map #09001C0438G. Connecticut Department of Energy and Environmental Protection (CTDEEP) Program-wide Permit Pending. Appendix B: Professional Certification Form for General Permit Application has been completed (dated 6/23/2014; Attachment A).
3. Wetland Protection [58.5 (b)]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	US Fish and Wildlife Service (USFWS) National Wetlands Inventory map (NWI; 2012) does not identify wetlands on the project site (Figure 4). CTDEEP Tidal Wetlands Mapping, as defined in C.G.S. Section 22a-29 and Section 22a-93(7)(e), does not identify tidal wetlands on the property (Figure 5; CTDEEP 1999). Given the close proximity to Brewster Cove, a tidal waterbody, tidal wetlands and fringe inland wetlands may be present onsite. The presence or absence of wetlands soils within the footprint of the proposed project should be confirmed by a wetland delineation. Proposed rehabilitation may require a wetland permit.

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
4. Coastal Zone Management [58.5(c)] [CGS 22a-100(b)]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located within the Coastal Boundary, but above the Coastal Jurisdiction Line contour/elevation of 5.0 ft. for the City of Bridgeport (CTDEEP 2012; Figure 5). Consultation with local Planning & Zoning is required (activities must be consistent with Coastal Management Act C.G.S Section 22a-100(b)).
5. Water Quality -- Aquifers [58.5(d)] [40 CFR 149] Clean Water Act 1977 Safe Drinking Water Act 1974	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rehabilitation does not increase pre-existing footprint of structures. On site water and sewer facilities are not included in rehabilitation work for the project site. CTDEEP Bureau of Water Protection and Land Reuse map titled "Connecticut Aquifer Projection Areas," dated Dec 2013, does not identify aquifer protection areas in the City of Bridgeport, CT (Figure 6). The project site is not located in an EPA Sole Source Aquifer ( <a href="http://www.epa.gov/region1/eco/drinkwater/pc_solesource_aquifer.html">http://www.epa.gov/region1/eco/drinkwater/pc_solesource_aquifer.html</a> ).
6. Endangered Species [58.5(e)] [16 U.S.C. 1531 et seq.] [CGS 26-310]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Program-specific parameters provide that if no sandy beaches are present no further NDDB review is required. Project site is not a waterfront property with a sandy beach (Figure 7).  U.S. Fish and Wildlife Service Information, Planning and Conservation System (IPaC) does not indicate the potential presence of endangered species on the project site (Attachment B).
7. Wild and Scenic Rivers [58.5 (f)] [16 U.S.C. 1271 et seq.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eightmile River is the only designated wild & scenic river within program area running through Lyme, Salem and East Haddam, CT (rivers.gov; 2012; Figure 8). Project site is not within one mile of the designated area.
8. Air Quality [58.5(g)] [42 U.S.C. 7401 et seq.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residential rehabilitation; will result in no quantifiable increase in air pollution.
9. Farmland Protection [58.5(h)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	US Department of Agriculture Natural Resources Conservation Service (NRCS) mapping indicates the site is underlain by Udorthents-Urban land complex Soils (Figure 9). Therefore, the proposed project will not involve the conversion of any prime, unique, statewide, or locally important farmland.
Manmade Hazards: 10 A. Thermal Explosive [58.5(i)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is in a residential neighborhood and proposed project will not result in any increase to density
10 B. Noise [58.5(j)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Some short term construction-related noise is expected. No impact on long term contributions to ambient noise is expected.
10 C. Airport Clear Zones [58.5 (l)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is outside of any airport clear zone.

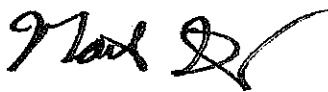
Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
10 D. Toxic Sites [58.5 (i)(2)(i)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site is not listed on EPA Superfund National Priorities or CERCLA List or equivalent State list, is not located within 3,000 feet of a toxic or solid waste landfill, does not have an underground storage tank (which is not a residential fuel tank) and is not known or suspected to be contaminated by toxic chemicals or radioactive materials. Based on attached environmental database report prepared by Ecolog ERIS Ltd. (Attachment C), site inspection, and owner interview.
11. Environmental Justice [58.5(j)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The City of Bridgeport is listed as a Distressed Municipality by CTDECD, however, the rehabilitation work at the project site is compatible with the surrounding residential use and no adverse human health and environmental effects on minority or low income population are expected (Attachment D).
<b>Document Laws and authorities listed at Sec. 58.6 and other potential environmental concerns</b>							
12 A. Flood Insurance [58.6(a) & (b)]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Site shows the Site is located within special flood hazard areas, Zone AE, "1% annual flood chance." Fairfield County, CT – Map #09001C0438G (Figure 3). The assisted homeowners are required to maintain flood insurance for not less than five years from the date of the assistance. DOH to track and maintain.
12 B. Coastal Barriers [58.6(c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Site is not located within a designated FEMA FIRM Coastal Barrier Resource Zone. Fairfield County, CT – Map #09001C0438G (Figure 3).
12 C. Airport Clear Zone Notification [58.6(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is outside of any airport clear zone. Project does not involve the purchase or sale of a property as such 24 CFR 58.6(d).
13. A. Solid Waste Disposal [42 U.S.C. S3251 et seq.] and [42 U.S.C. 6901-6987 eq seq.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solid waste disposal provided by the City of Bridgeport. Proposed project will not result in an increase in density.
13 B. Fish and Wildlife [U.S.C. 661-666c]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Program activities will not result in impounding, diverting, deepening, channelizing or modification of any stream or body of water; not a water control project.
13 C. Lead-Based Paint [24 CFR Part 35] and [40 CFR 745.80 Subpart E]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The results of Lead Paint Survey are in the Hazardous Material Inspection Report, dated 11/19/2014, prepared by Eagle Environmental Inc. submitted by Capital Studio Architects along with the Statutory Checklist). Of the one hundred and fourteen (114) readings taken, sixty (60) were found to contain toxic levels of lead-based paint. The Lead-based Paint Abatement plan details the work practices to be followed during construction to address lead containing materials at the project site.

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
13 D. Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The results of Asbestos-containing Material Survey are in the Hazardous Material Inspection Report, dated 11/19/2014, prepared by Eagle Environmental Inc. (submitted by Capital Studio Architects along with the Statutory Checklist). The Asbestos Abatement plan details the work practices to be followed during construction to address asbestos-containing materials at the project site.
13 E. Radon [50.3 (i) 1]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Radon testing was not performed at the project site as the proposed rehabilitation includes elevation and the lowest level of the building and will not be in contact with the ground; Hazardous Material Inspection Report, dated 11/19/2014, prepared by Eagle Environmental Inc. (submitted by Capital Studio Architects along with the Statutory Checklist).
13 F. Mold	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The procedures and results of the microbial testing for mold spores are included in the Hazardous Material Inspection Report, dated 11/19/2014, prepared by Eagle Environmental Inc. (report submitted by Capital Studio Architects along with the Statutory Checklist). No water staining or mold spore growth was observed at the time of inspection.
Other: State or Local 14 A. Flood Management Certification [CGS 25-68]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Permit for CDBG-DR Program activities with CTDEEP in development. Appendix B: Professional Certification Form for General Permit Application has been completed (Attachment A; dated 6/23/2014)
14 B. Structures, Dredging & Fill Act [CGS 22a-359 through 22a-363f]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rehabilitation work at project site does not propose any activity water ward of the coastal jurisdiction line as defined in C.G.S. Section 22a-359(c).
14 C. Tidal Wetlands Act [CGS 22a-28 through 22a-35]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project site is located above the approximate Coastal Jurisdiction Line based upon the coastal jurisdiction contour/elevation (5.0 ft. elevation for the City of Bridgeport (CTDEEP 2012). CTDEEP Tidal Wetlands Mapping, as defined in C.G.S. Section 22a-29 and Section 22a-93(7)(e), identifies the project as outside of any Tidal Wetland Zone (Figure 5; CTDEEP 1999). Given the tidal nature of Brewster Cove, which is in close proximity to the property, the presence or absence of tidal wetlands on sites should be confirmed by a wetland delineation.
14 D. Local inland wetlands/watercourses [CGS 22a-42]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No apparent inland wetlands on the site based on review of NWI data (Figure 4) and NRCS soils data (Figure 9), and field observations. Fringe inland wetlands may be associated with tidal wetlands on the adjacent property. A site specific field assessment is required to make a definitive determination.
14 E. Various Municipal Zoning Approvals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No change of use or building expansion that would require zoning approvals noted.

DETERMINATION:

- ☐ This project converts to Exempt, per § 58.349a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license. Funds may be drawn down for this (now) EXEMPT project; OR
- ☒ This project cannot convert to Exempt because one or more statutes/authorities requires consultation or mitigation. Complete consultation/mitigation requirements, publish NOI/ROF and obtain Authority to Use Grant Funds (HUD 7015.16) per § 58.70 and 58.71 before drawing down funds; OR
- ☐ The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare the EA according to 24 CFR Part 58 Subpart E.

Prepared by:



3/10/15

Martin Brogie, LEP  
Senior Consultant, GEI Consultants, Inc.

Date

Responsible Entity or designee Signature:



6/23/15

Hermia Delaire, CDBG-DR Program Manager

Date